

40B Hepburn Way, Balga, WA 6061



Villa For Sale

Wednesday, 26 June 2024

40B Hepburn Way, Balga, WA 6061

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 193 m2

Type: Villa



Julyous Del Rosario
0894415239



David Whiteman
0418920409

Expressions of Interest

Welcome to your dream home located just 13km from Perth CBD! Enjoy this beautifully designed 3 bedroom, 2 bathroom villa with double lock-up garage (tandem parking). This freshly painted, modern, and spacious house offers a perfect blend of comfort, convenience, and style, making it an ideal choice for both investors and first home buyers.

Additional Key Features:

- 3 Bedrooms: All bedrooms feature built-in robes, providing ample storage space.
- 2 Bathrooms: Including a main bedroom with an ensuite for your privacy and comfort.
- Open Plan Living: The seamless flow between the kitchen, dining, and living areas creates a spacious and inviting environment for entertaining and family life.
- Modern Kitchen: Enjoy gas cooking, plenty of counter space, and modern appliances - perfect for the home chef.
- Laundry: Dedicated laundry area to meet all your household needs.
- Alfresco Area: A wonderful outdoor space for entertaining or relaxing, perfect for enjoying the beautiful Perth weather.
- Freshly Painted: Move-in ready with a fresh, modern look.
- Reverse cycle air conditioning in the living
- Extra long double lock-up garage (tandem parking) with storage space and shopper's entry

Location Highlights:

- Proximity to Perth CBD: Just 13km away, offering easy access to work, shopping, and entertainment.
- Excellent Public Transport: Conveniently close to public transport options, making commuting a breeze.
- Schools and Shopping Centres: Nearby quality schools and shopping centres cater to all your lifestyle needs.

Whether you're looking to invest in a high-demand rental market or seeking your first home in a prime location, this property ticks all the boxes. Don't miss out on this fantastic opportunity! What are you waiting for? Act NOW and give us a call: Julyous Del Rosario - 0449 205 336 / Deanna Carrasco - 0424 159 693 / David Whiteman - 0418 920 409

Disclaimer: Although every effort has been taken to ensure the information provided for this property is deemed to be correct and accurate at the time of writing it cannot be guaranteed, reference to a school does not guarantee availability of that particular school, distances are estimated using Google maps. Buyers are advised to make their own enquiries as to the accuracy of this information.